

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 2, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING TIMNATH SOUTH SUBDIVISION, FIRST FILING 2ND AMENDED FINAL PLAT AND CONSTRUCTION PHASES 4A AND 4B, BLOCK DIVERSITY PLAN, GENERALLY LOCATED SOUTH OF TIMNATH SOUTH SECOND FILING, EAST OF SUMMERFIELDS PARKWAY, AND NORTH OF FOLSOM PARKWAY

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH ON JANUARY 9, 2013, HAS REVIEWED THE BLOCK DIVERSITY PLAN MATRIX PER THE TOWN'S MUNICIPAL CODE SECTION 16.2.18 RESIDENTIAL ARCHITECTURE;

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH RECOMMENDED APPROVAL OF THE BLOCK DIVERSITY PLAN MATRIX IN LIEU OF A BLOCK DIVERSITY PLAN TO THE TOWN COUNCIL OF THE TOWN OF TIMNATH;

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

**Section 1.** The Town Council of the Town of Timnath, Colorado hereby:

1. Approves the Timnath South Subdivision, First Filing 2nd Amended Final Plat and Construction Phases 4A and 4B, Block Diversity Plan Matrix, attached hereto;
2. Authorizes staff to approve amendments administratively to the Block Diversity Plan Matrix that reflect minor changes to the architectural styles or residence locations.

**Section 2.** Effective Date:


This Resolution shall be effective upon adoption.

PASSED, APPROVED AND ADOPTED THIS 22<sup>nd</sup> DAY OF January 2013.

TOWN OF TIMNATH, COLORADO

  
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Jill Grossman-Belisle, Mayor

ATTEST:

  
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Milissa Peters, Town Clerk



- f. In the Industrial (I) zone district, a chain link fence may be permitted so long as it is not higher than 6 feet anywhere on the premises and the visibility at the intersection and from public ways meet the requirements of this Chapter.
  - g. Fences around a recreation court (e.g. tennis, squash racket, squash tennis or badminton) or around a publicly-owned recreation area may exceed six (6) feet in height if the fence is at least 50% percent open.
6. Maintenance. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Town. Hedges shall be maintained in a healthy condition, trimmed and pruned as appropriate for the plant type. Dead plant material in hedges shall be removed or replaced as appropriate when so ordered by the Town. Hedges shall not encroach upon sidewalks or street rights-of-way.
7. Permits for fences that encroach onto the public right-of-way shall be revocable at the discretion of the Town.

<b>16.2.18 Residential architecture</b>
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- A. **Intent**. Architecture plays an important part in developing an identity for neighborhoods. The Town of Timnath wants to build a strong architectural tradition yet allow for diversity of design expression. The Town also wants to encourage a variety of housing types, sizes and prices in each neighborhood to allow people to remain in their neighborhoods as their housing needs change over time.
- B. **Housing diversity**. Housing diversity is an important goal for new residential development in Town. In support of this, the integration of detached and attached single-family dwellings and multifamily dwellings, within neighborhoods, even in the same block, is encouraged.
- C. **Single-family detached and duplex dwellings**. The intent is to build a significant proportion of single-family detached and duplex dwellings with architectural designs that relate homes to the street, create diversity and variety along residential streets, include front porches and minimize the impact of garages on the streetscape. Architecture should reflect traditional regional styles as well as more contemporary designs. The policies below are intended to ensure that an adequate mix of models and styles are offered within a neighborhood and along each side of every residential block.
  - 1. Model and block diversity. Each residential block face shall contain at least 4 residential models that have significant variation. The same residential model with the same architectural style shall not be placed adjacent to each other or directly across the street from one another. Residential architecture along arterial streets shall be 4 sided. Model and block diversity will be reviewed by the Town as part of a Block Diversity Plan and approved based upon variation in each of the following building elements:

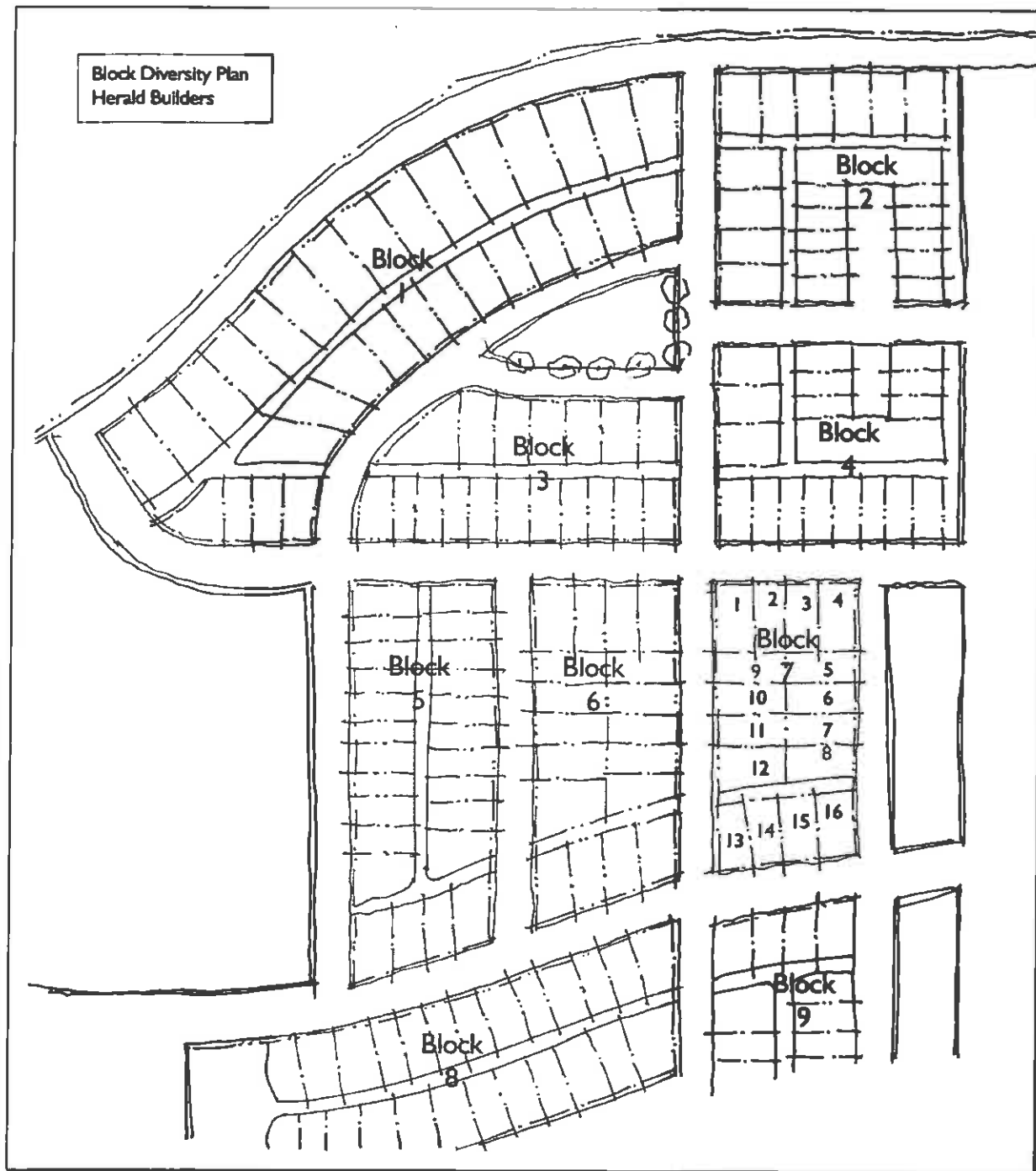
- a. Massing;
  - b. Porches and front entries;
  - c. Color palette;
  - d. Exterior materials (walls, trim, roof); and
  - e. Garage size, orientation and point of access.
2. Roofs. In general, a simple dominant roof form should be used in combination with complementary secondary and minor roof forms and elements. The majority of roofs should be at least a 4:12 pitch, however, other roof pitches may be allowed as approved in a Block Diversity Plan.
3. Porches. Porch designs shall reflect the architectural style of the building.
4. Entries and front doors. Front doors shall be located to be visible from the street. The door style, scale, and trim shall be in scale with the architectural style of the building.
5. Allowable building extensions. Cornices, canopies, eaves or similar architectural features may extend from the building into a required setback not more than 2 feet. Open, unenclosed, uncovered porches at ground level may extend into a required yard not more than 6 feet, excluding roof overhangs.
6. Garages. Homes, not garages, shall have the emphasis on residential streets. The intent is that garages not dominate the home façade and/or streetscape. Alley accessed garages are encouraged.
- a. *Requirements for garages with access from the street:*
    - i. Variety in garage orientation and placement is required to avoid a monotonous repetition of garages along a block face. Variations in garage placement include:
      - a. Deep recessed (over 10 feet behind front of residence)
      - b. Moderately recessed (over 5 feet behind front of residence)
      - c. Shallow recessed (over 18 inches behind front of residence)
      - d. 3 car split (swing-in side loaded & front facing combination)
      - e. 2 or 3 car swing in (side loaded)
      - f. 3 car tandem (one side of 2 stall garage is 2 spaces deep)
      - g. 3 or more stall front facing
    - ii. Garage door setback. Any street-facing garage doors shall be setback at least 22 feet from the back of the sidewalk or property line, whichever is more restrictive.
    - iii. Street facing garage doors shall make up less than 50% of the total home frontage. No more than 2 standard size garage doors are allowed in the same plane and at least an 18 inch setback/separation between garage door planes is required.
7. Patio homes. Where a series of patio-style homes are to be constructed and include yard maintenance by a homeowners association or other like entity, those patio homes may be designed and constructed within a common overall architectural theme. Applicants shall

demonstrate, however, how that common architectural theme includes changes in the elements listed in Section 16.2.18.C.1 above, that will create architectural interest and avoid a repetitive streetscape.

**D. Block Diversity Plan.** The Block Diversity Plan is an opportunity for applicants to provide the Town with visual and graphic images showing the type of residential architecture that is to be constructed on each block of the proposed development. Applicants shall provide the Town with exterior elevations of proposed residential structures with the location of each structure depicted on the Final Plat (examples of the Block Diversity Plan format follow).

1. Applicability. Every applicant for a Final Plat that would include 5 or more residential building permits must complete a Block Diversity Plan. The Block Diversity Plan will be submitted as part of a Final Plat submittal for the subdivision of land in the Town of Timnath. For custom residential developments, provisions of this Section will be enforced at building permit.
2. Review. Review of any Block Diversity Plan will be based upon conformance to the intent of the architectural and design policies found in this Section 16.2.18.
3. Approval. Approval of any Block Diversity Plan shall occur as part of the regular Planning Commission and Town Board of Trustees meetings where approval of a Final Plat that would include 5 or more residential building permits is under consideration.
4. Amendments. Amendments to any approved Block Diversity Plan to reflect minor changes to the architectural styles or residence locations may be approved as an administrative action by Town Staff.





Sample Block Diversity Map to be submitted by the Builder/ Developer, to illustrate housing mix.

E. Multi-family stacked units, including condominiums, town homes and apartments. The intent of this section is to foster the construction of multi-family stacked units that achieve a